
S-4300
STUART-FORD ESTATES MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners Todd A. & Mary L. Ford and Jeffery J. & Cynthia L. Sulsar Stuart, who are also the property owners, represented by Jim White of Vester & Associates, are seeking primary approval for a 4 lot subdivision on 10.00 acres, located on the south side of CR 300 S, just west of the Old Romney Road intersection, in Wea 7 (NE) 22-4.

AREA ZONING PATTERNS:

The site is zoned R1, as is all surrounding property except to the north across CR 300 S which is zoned R1B. Flood Plain associated with Elliott Ditch exists to the south. This is the first division of the original 28 acre parent tract. An 18 acre tract will remain after the creation of these four lots.

AREA LAND USE PATTERNS:

The lots are unimproved except for a small accessory structure on Lot 4. The south halves of Lots 3 & 4 are heavily wooded and slope down to the Flood Plain of the ditch 100 feet beyond. Surrounding uses are large lot residential; Romney Run single-family subdivision is located across CR 300 to the north of this site.

TRAFFIC AND TRANSPORTATION:

CR 300 S is a dead-end road classified as an urban local by the adopted *Thoroughfare Plan*. The sketch plan shows the required 25' half width. All of the lots will be sharing a single access point shown on the drawing; a driveway is already in place (used by the existing house on the 18 acre remainder) and will be used as access by all four lots. A "no vehicular access" statement has been shown along the rest of the frontage. Though the subdivision is located in the county, the street right-of-way is within the city limits; therefore any necessary driveway permit will be issued by the Lafayette City Engineer's Office.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

An email from the engineer's office states that, "The proposed subdivision lots are not currently within reach of City sewer or water. Utility extensions would not be required with the proposed division of land."

A letter from the County Health Department states that, "The proposed 4-lot subdivision will be served by individual on-site sewage disposal systems and individual water wells." Soil reports indicate "the lots are suitable for shallow trench subsurface absorption

systems.”

The County Surveyor’s Office is concerned about the removal of trees and the possibility of homes constructed at the top of the significant slope. The office is requiring a Rural 5 submittal as well as a conservation easement on the heavily wooded slopes.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct, no buffering is required. Lot width and areas are sufficient.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 300 S right-of-way line.
2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. The Lafayette corporation line shall be labeled.
6. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
7. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

8. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.